



Stockbridge Downtown Development Authority

MEETING AGENDA

118 N. Center Street
Stockbridge, Mi, 48285

Thursday, June 27, 2024, 6:15pm

CALL TO ORDER

- Roll Call
- Pledge of Allegiance
- Approval of Meeting Agenda June 27, 2024.
- Approval of meeting minutes of May 23, 2024.

PUBLIC COMMENT

FINANCIALS:

- Financials including Check registers for May 23, 2024, to June 27, 2024.
- Credit card charges for purchase on New Banners with Pump Track displayed \$3021.00.
- Invoice from Gormley Law office \$1,037.37
- For reference, please find attached approved 2024/2025 SDDA budget.

UNFINISHED BUSINESS:

1. 2024 Plan Amendment Public Hearing Scheduled for August 05, 2024, in front of Village council. Note: Public hearing notices contain all act 57 of 2018 specifically specified information.

Steps Completed:

- a. Public Hearing Notices sent to Lansing State Journal to run two times First one started on June 24, 2024, Second time to start July 1st, 2024, and to the Local Town Crier.(Copy of add attached)
1. Also attached is an email thread confirming public hearing notice is being run 2 times.
- b. Copy of Public Hearing notice that was posted in 20 Places in Village. (Copy of Public Hearing Notice attached).
- c. Copy of Letter sent be Certified mail to all the six taxing authorities with accompanying Public hearing notice . (Sample attached).
- d. Copy of Public Hearing Notice mailed by first class mail to all 196 property taxpayers of record in the downtown district.
- e. Copy of Public Hearing notice referenced on Home Page of Village Internet site with link to 2024 Plan amendment and also on the SDDA internet site with link to plan amendment.
- f. Copy of Act 57 of 2018 requirements for amending a Plan Amendment. (Attached)

2. Letter to Village President about settling up for FY- 2023-2024.
 - a. Copy of auditors finding for amount of money owed SDDA from Village and Township.

NEW BUSINESS

1. Crack in pump track asphalt.
 - a. Copy email of response from American Ramp Company.
 - b. Copy of Warranty attached.
 - c. Copy of Pitchers
2. Copy of invoice from Chair for annual reimbursement of \$200.00 for making copies, scanning and wear and tear on personal printer.
3. [Copy of email from Virginia Rezmierski](#) inquiring about working together to contact Aldi representative to entice Aldi to come to our Village
 - a. Copy of Aldi site requirements.

PUBLIC COMMENT

Board members Concerns, Suggestions or Recommendations.

NEXT MEETING

- Next SDDA suggested meeting date is July 25, 2024.

ADJOURNMENT

Attachments

- Agenda
- Minutes April 28, 2024,
- Financials : Financials not available at time I made this meeting Packet
- Check registers for March 28, 2024, to May23, 2024: Financials not available at time I made this meeting Packet
- Receipts for Paying Barracuda Email Gateway Defense, Last year and this year 2024. \$1,091.29.
- Approved 2024/2025 SDDA budget.
- Next steps in proceeding with Promulgating the 2024 SDDA Plan Amendment Contact: P-
 - a. Public Hearing Notices sent to Lansing State Journal to run two times First one started on June 24, 2024, Second time to start July 1st, 2024, and to the Local Town Crier.(Copy of add attached)
 1. Also attached is an email thread confirming public hearing notice is being run 2 times.
 - b. Public hearing notice Posted in 20 Places in Village. (Copy of Notice attached).
 - c. Certified mail Letter to the six taxing authorities with accompanying Public heating notice . (Sample attached).
 - d. Public Hearing Notice mailed by first class mail to all 196 property taxpayers of record in the downtown district.

- e. Public Hearing notice referenced on Home Page of Village Internet site with link to 2024 Plan amendment and also on the SDDA internet site with link to plan amendment.
 - f. Copy of Act 57 of 2018 requirements for amending a Plan Amendment.
- Crack in pump track asphalt.
 - a. Copy email of response from American Ramp Company.
 - b. Copy of Warranty attached.
 - c. Copy of Pitchers
 - Copy of invoice from Chair for annual reimbursement of \$200.00 for making copies, scanning and wear and tear on personal printer.
 - Copy of letter to Village President about settling up for FY- 2023-2024.
 - Copy of auditors finding for amount of money owed to SDDA from Village and Township and how much we owe the Village.
 - Copy of invoice from Chair requesting annual reimbursements of \$200.00 for making copies, scanning and wear and tear on personal printer.
 - Copy of email from Virginia Rezmierski inquiring about working together to contact Aldi representative to entice Aldi to come to our Village
 - a. Copy of Aldi site requirements.



Stockbridge Downtown Development Authority
118 North Center Street
Thursday, May 23, 2024 6:15 pm
Unapproved Meeting Minutes

1. Meeting was called to order at 6:23 pm by Chair Anderson.
2. Roll Call:
Present: Anderson, Armstrong (6:29), Conant, Dzurka (6:28), Lampart, Ogden, Stevens
Absent: Fillmore
3. Pledge of Allegiance was led by Chair Anderson.
4. Motion by Anderson with support by Conant to approve the meeting agenda for May 23, 2024. All in favor. Motion passed.
5. Motion by Anderson with support by Stevens to approve the meeting minutes for the April 25, 2024 meeting. All in favor. Motion passed.
6. Public comment: None.
7. Financials:
Motion by Conant with support by Lampart to pay Barracuda Email Gateway Defense in the amount of \$1,091.29.
Roll Call:
Aye: Anderson, Armstrong, Conant, Dzurka, Lampart, Ogden Stevens.
Nay: None.
Absent: Fillmore.
Motion passed.
8. Unfinished business:
 - A. Motion by Anderson with support by Lampart to adopt the Resolution to Approve the Transfer of Certain Lands from SDDA to the Village of Stockbridge dated May 23, 2024.
Roll Call:
Aye: Armstrong, Conant, Dzurka, Lampart, Ogden, Stevens, Anderson.
Nay: None.
Absent: Fillmore.
 - B. Motion by Conant with support by Stevens to have 38 new banners for summer at the cost of \$75/banner featuring the pump track.

Roll Call:

Aye: Conant, Dzurka, Lampart, Ogden, Stevens, Anderson, Armstrong.

Nay: None.

Absent: Fillmore.

9. New business:

A. Motion by Anderson with support by Ogden to approve sponsorship of local events as in the approved budget:

A Day in the Village: \$7,500

Festival of Lights \$2,000

Open Air Market \$1,000

Roll Call:

Aye: Dzurka, Lampart, Ogden Stevens, Anderson, Armstrong, Conant

Nay: None.

Absent: Fillmore

Motion by Ogden with support by Conant to increase the sponsorship of A Day in the Village to \$10,000 taking the \$2,500 increase from miscellaneous.

Roll Call:

Aye: Lampart, Ogden, Stevens, Anderson, Armstrong, Conant, Dzurka.

Nay: None.

Absent: Fillmore

10. Public Comment: None.

11. Next Meeting: June 27, 2024.

12. Motion to adjourn at 7:20 p.m. by Conant with support by Ogden. All in favor.
Motion passed.

Respectfully submitted,

Molly Howlett, Recording Secretary

User: DDA
DB: Stockbridge

PROOF ONLY - JOURNAL ENTRIES NOT CREATED

Post Date	Journal	Description	GL Number	DR Amount	CR Amount
06/05/2024	AP	GORMLEY LAW OFFICES, PLC 101 E. GRAND RIVER AVENUE FOWLERVILLE MI 48836 LEGAL FEES Vnd: 248-GOR00 Invoice: 50548	Invoice: 50548 Ref#: 12126 (MAY LEGAL FEES) 248-000-801.000 248-000-202.000	1,037.37	1,037.37
		Expected Check Run: 06/05/2024		<u>1,037.37</u>	<u>1,037.37</u>
06/05/2024	AP	STOCKBRIDGE AREA CHAMBER OF CO OF COMMERCE PO BOX 310 STOCKBRIDGE MI 49285 A DAY IN THE VILLAGE Vnd: STO01 Invoice: 06052024	Invoice: 06052024 Ref#: 12125 ("A DAY IN THE VILLAGE" SPONSORSHIP) 248-000-899.001 248-000-202.000	2,500.00	2,500.00
		Expected Check Run: 06/05/2024		<u>2,500.00</u>	<u>2,500.00</u>
Cash/Payable Account Totals:				<u><u>3,537.37</u></u>	<u><u>3,537.37</u></u>
		ACCOUNTS PAYABLE	248-000-202.000		3,537.37
			TOTAL INCREASE IN PAYABLE:		3,537.37

User: DDA
DB: Stockbridge

PROOF ONLY - JOURNAL ENTRIES NOT CREATED

Post Date	Journal	Description	GL Number	DR Amount	CR Amount
06/03/2024	AP	ELAN FINANCIAL SERVICES P. O. BOX 790408 SAINT LOUIS MO 63179-0408 PROFESSIONAL SERVICES-WEBSITE CONTRACTED SERVICES MISCELLANEOUS EXPENSES Vnd: ELAN FINAN Invoice: 052024	Invoice: 052024 Ref#: 12124(MAY 2024 STATEMENT FOR 4/18/2024 TO 05/2) 248-000-818.001 248-000-818.000 248-000-956.000 248-000-202.000	1,091.29 78.00 16.95	1,186.24
		Expected Check Run: 06/03/2024		<u>1,186.24</u>	<u>1,186.24</u>
06/03/2024	AP	MOLLY HOWLETT 406 WOOD STREET STOCKBRIDGE MI 49285 CONTRACTED SERVICES Vnd: HOWLETT Invoice: 06032024	Invoice: 06032024 Ref#: 12123(SDDA RECORDING SECRETARY- \$50.00 A MEETI) 248-000-818.000 248-000-202.000	300.00	300.00
		Expected Check Run: 06/03/2024		<u>300.00</u>	<u>300.00</u>
06/03/2024	AP	TOTAL LOCAL P.O. BOX 305 EATON RAPIDS MI 48827 CONTRACTED SERVICES Vnd: TOTAL Invoice: 31749	Invoice: 31749 Ref#: 12121(PROJECT MANAGEMENT- HOURLY: MAY 30, 2024) 248-000-818.000 248-000-202.000	225.00	225.00
		Expected Check Run: 06/03/2024		<u>225.00</u>	<u>225.00</u>
06/03/2024	AP	TOTAL LOCAL P.O. BOX 305 EATON RAPIDS MI 48827 CONTRACTED SERVICES Vnd: TOTAL Invoice: 31194	Invoice: 31194 Ref#: 12122(PROJECT MANAGEMENT- HOURLY: APRIL 29, 20) 248-000-818.000 248-000-202.000	225.00	225.00
		Expected Check Run: 06/03/2024		<u>225.00</u>	<u>225.00</u>
Cash/Payable Account Totals:				<u>1,936.24</u>	<u>1,936.24</u>
		ACCOUNTS PAYABLE	248-000-202.000		1,936.24
			TOTAL INCREASE IN PAYABLE:		1,936.24

SDDA Approved 2024/2025 Budget on January 25, 2024 by SDDA Director Approved on February 05, 2024 by Village Council .

ESTIMATED REVENUES Dept 000 - GENERAL		2024/2025 budget
248-000-4002.000	TAX REV FROM TOWNSHIP	\$93,000
0	TAX REV FROM VILLAGE	\$104,000
248-000-402.001	CARRY FORWARD	\$0.00
248-000-402.000	DELINQUENT TAX REVENUE	\$ 10,000
248-000-411.000	INTEREST ON BANK ACCOUNT	\$1,000
248-000-663.000		
248-000-504.000	PROJECTED REVENUE FROM GRANTS	
		\$208,000
Dept 000 - GENERAL		
248-000-701.000	Salary – Grant Writer	\$5,000
248-000-801.000	Legal Fees	\$12,000
248-000-818.00	Contracted services	\$10,000
248-000-818.001	Professional Services web site etc.	\$15,000
248-000-818.003	Prof. Services – A. Knowles	\$0
248-000-818.014	Engineering	\$1,000
248-000-899.000	Community promotion Add in second open air market. And Purchase / leasing of Bleachers \$20,000	\$24,000
248-000-899.001	A day in the Village June 14-15, 2024	\$7,500
248-000-899.003	All Clubs Day	\$1,900
248-000-899.004	All clubs ride	\$700
248-000-899.005	Harvest Festival September 28, 2024	\$7,500
248-000-899.006	Downtown Beatification, flowers, planters etc.	\$7,300
248-000-899.007	Festival of Lights / Small business Saturday November 23, 2024	\$2,500
248-000-899.008	Open air Market	\$1,000
248-000-899.009	Seasonal Decorations new decorations \$5,400 Delights	\$6,500
248-000-899.010	5 K Run June 15th, 2024	\$800
248-000-899.011	Teen Center	0
248-000-899.016	Pump Track Mowing and sealing	\$17,800
248-000-900.000	Printing and publishing	\$1,000
248-000-900.000	Miscellaneous expenses	\$3,000
248-000-970.002	Capital Outlay- facade IMP.	\$16,000
248-000-970.003	Capital Outlay – Banner / brackets	\$6,000
248-000-970.004	Capital Outlay – Veterans park Camera maintenance	0
248-000-821.000	Revenue sharing	\$55,000
????????????????	Gaga ball pit	\$0

	Total	\$204,200
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Account Number:	1187032
Customer Name:	Village Of Stockbridge
Customer Address:	Village Of Stockbridge PO Box 155 Stockbridge MI 49285
Contact Name:	_ DEFAULT
Contact Phone:	
Contact Email:	
PO Number:	

Date:	06/13/2024
Order Number:	10286047
Prepayment Amount:	\$ 0.00

Column Count:	2.0000
Line Count:	59.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
LSJ Lansing State Journal	2	06/24/2024 - 07/01/2024	Public Notices
LSJ lansingstatejournal.com	2	06/24/2024 - 07/01/2024	Public Notices

As an incentive for customers, we provide a discount off the total order cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and save!

Total Cash Order Confirmation Amount Due	\$834.20
Tax Amount	\$0.00
Service Fee 3.99%	\$33.28
Cash/Check/ACH Discount	-\$33.28
Payment Amount by Cash/Check/ACH	\$834.20
Payment Amount by Credit Card	\$867.48

Order Confirmation Amount	\$834.20
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Ad Preview

NOTICE OF PUBLIC HEARING FOR THE VILLAGE'S 2024 TAX INCREMENT FINANCING PLAN

Take notice: A public hearing will be held on the 5th day of August 2024 commencing at 7:00 p.m. in the Stockbridge Village Hall, located at 118 N. Center street, Stockbridge Michigan, before the Stockbridge Village Council. The purpose of this hearing is to hear interested persons concerning proposed additions and amendments to the 2022 TIFD Plan Amendment that will result in creating a new 2024 TIFD Plan Amendment.

Take notice: that the implementation of the proposed additions and amendments to the Stockbridge Downtown Development Authority District and Tax Increment Financing Plan Development Plan do not result in increasing property taxes.

Take notice: The boundaries of the Plan's Tax Increment Finance District (Development District) are set forth in the map contained on Page IV of the July 3, 1995, and legal description contained on pages 24-26 of the July 3, 1995 (both documents are also included as exhibit: A- Map and exhibit: H- Legal Description in the proposed 2024 Plan Amendment) and are not altered by this Amendment.

Take notice: The Tax increment financing district has two state highways located within the development area M-52 and M-106 both enter the village from the south, M-52 exits the village to the west and M-106 exits both to the south and to the east. All major streets in the development area are paved.

Take notice: The Stockbridge Downtown Development Authority, Tax Increment Financing District Plan can be reviewed on the Village of Stockbridge internet site vosmi.org. The home page provides a link to Public Notices and to copy of proposed 2024 Plan amendment. The plan amendment is also available for public inspection during the hours of 9:00 a.m. to 12:30 p.m. Monday through Friday at the Village Office located at 118 N. Center street Stockbridge Michigan. Interested parties invited to send a letter and/or email stating your opinions, position, or questions to Village of Stockbridge, P.O. Box 155, Stockbridge, MI 49285, or email via clerk@vosmi.org up to the meeting time.

Take notice: At the public hearing all aspects of the amendments to the Downtown Development Authority Tax Increment Financing and Development Plan will be open for discussion. The public hearing will provide an opportunity for interested persons to be heard who may submit written communications at or in advance of the hearing – The hearing shall provide the fullest opportunity for expression of opinion, argument on the merits, and for introduction of documentary evidence pursuant to the revised Stockbridge Downtown Development Authority Tax Increment Financing Plan and Development Plan

Heather Armstrong

Village Clerk

Village of Stockbridge

118 N. Center Street

Stockbridge, MI 49285

517.851.7435 (Office)

Email: clerk@vosmi.org

LSJ-10286047 6/24/2024 7/1/2024

Daryl Anderson <danderson@stockbridgedda.org>

FW: 10286047 Rev-3-Newspaper artical for public hearing_

Clerk <clerk@vosmi.org>

Thu, Jun 13, 2024 at 3:20 PM

To: Gannett Legals Public Notices 3 <ganlegpubnotices3@gannett.com>

Cc: Daryl Anderson <danderson@stockbridgedda.org>

Okay, thank you!

Get

 [Outlook for iOS](#)

From: Gannett Legals Public Notices 3 <ganlegpubnotices3@gannett.com>

Sent: Thursday, June 13, 2024 1:26:57 PM

To: Clerk <clerk@vosmi.org>

Subject: RE: 10286047 Rev-3-Newspaper artical for public hearing_

That they do. Yes the ad is staring to run on the 24th of June and the second run date is July 1st

Daniel schmidt
Public Notice Representative

Office: 844-678-3462

From: Clerk <clerk@vosmi.org>

Sent: Thursday, June 13, 2024 12:07 PM

To: Gannett Legals Public Notices 3 <ganlegpubnotices3@gannett.com>

Subject: RE: 10286047 Rev-3-Newspaper artical for public hearing_

Sorry, can you confirm that this is for two different run dates for this publication? One starting the 24th of June and the other staring on July 1st? The invoice reads funny.

Thank you for your assistance.

Heather Armstrong

Village of Stockbridge Clerk

Phone 517-851-7435 **Mobile** 734-260-1579

Web  www.vosmi.org **Email** clerk@vosmi.org

Address [118 N Center St, Stockbridge, MI 49285](#)

From: Gannett Legals Public Notices 3 <ganlegpubnotices3@gannett.com>

Sent: Thursday, June 13, 2024 12:51 PM

To: Clerk <clerk@vosmi.org>

Subject: RE: 10286047 Rev-3-Newspaper artical for public hearing_

New proof new run dates

Daniel schmidt
Public Notice Representative

Office: 844-678-3462

From: Clerk <clerk@vosmi.org>
Sent: Thursday, June 13, 2024 11:12 AM
To: Gannett Legals Public Notices 3 <ganlegpubnotices3@gannett.com>
Subject: RE: 10286047 Rev-3-Newspaper artical for public hearing_

Thank you, can you tell me if the 24th of June is available? Then a second publication for the 1st of July?

Heather Armstrong

Village of Stockbridge Clerk

Phone 517-851-7435 **Mobile** 734-260-1579

Web  www.vosmi.org **Email** clerk@vosmi.org

Address [118 N Center St. Stockbridge. MI 49285](#)

From: Gannett Legals Public Notices 3 <ganlegpubnotices3@gannett.com>
Sent: Thursday, June 13, 2024 11:02 AM
To: Clerk <clerk@vosmi.org>
Subject: RE: 10286047 Rev-3-Newspaper artical for public hearing_

Please find your order confirmation and proof of ad attached.

Your ad is set to run in [state journal] on [7/9, 16]. The order cost is [834.20] which includes an affidavit, that will be mailed to you 7-10 business days after the last day of the ad printing. Please reply by 7/5 by 10:00 am with any changes.

All orders are subject to a 3.99% service fee if paid with a credit card. As an incentive for customers, we provide a discount off the order cost equal to the 3.99% service fee if you pay with ACH. Pay by ACH and Save!

Final Order cost provided at time of payment and via a receipt.

Your notice is scheduled to run per your request and will publish unless you reply to this email requesting changes or to cancel.

If you would like to utilize our online self-serve ad portal to place your legal notices in the future, please visit your local publication's online classifieds legal section. There, you can conveniently submit and immediately preview your notices anytime, 24/7.

***NOTE: We are not legally trained, and it is your responsibility to make sure your AD meets the requirements of your State/Court which includes wording and publication times. Please verify all information is there and that it is correct. If your ad is not compliant with applicable law and needs to be re-published you will be responsible for all additional fees incurred.**

Thanks, .

**Daniel Schmidt
Public Notice Representative**

Office: 844-678-3462

From: Clerk <clerk@vosmi.org>

Sent: Wednesday, June 12, 2024 4:38 PM

To: Gannett Legals Public Notices 3 <ganlegpubnotices3@gannett.com>

Subject: 10286047 Rev-3-Newspaper artical for public hearing_

Hi there,

I need this public hearing publication to be published twice, a week apart and 20 days before the actual hearing date of August 5, 2024. Can you accommodate the early request and its complexity?

Thank you,

Heather Armstrong

Village of Stockbridge Clerk

Phone 517-851-7435 **Mobile** 734-260-1579

Web  www.vosmi.org **Email** clerk@vosmi.org

Address [118 N.Center St. Stockbridge, MI 49285](https://www.google.com/maps/place/118+N+Center+St,+Stockbridge,+MI+49285)



Village of Stockbridge Michigan
118 N. Center Street
P.O. Box 155
Stockbridge Mi. 49185

PROOF OF SERVICE

I, Heather Armstrong, being first duly sworn, states as follows:

1. I am the Clerk for the Village of Stockbridge.
2. Pursuant to act 57 of 2018, Paragraph 125.4218 Ordinance approving or amending development plan or tax increment financing plan; public hearing; notice; record. **Sec.218 (1) and (2) Requiring a Public Hearing on Proposed Amendment to the Tax Increment Financing Plan**

Development by the Downtown Development Authority, adopted by the Village Council on Plan on August 05, 2024. I caused to be prepared a Notice of Hearing, and gave notice of:

- a. Publication of the notice in the Town Crier in its Month: Day ___ Date___ and in the Month: ____ Day ___ Date___ 2024, issues.
- b. Publication of the notice in the Lansing State Journal in its Month: Day ___ Date___ and in the Month: ____ Day ___ Date___ 2024issues.
- c. posting of the notice on Day___ Date ____ Month 2024 in the 20 public places listed in the attached list of locations.
- d. Mailing of the notice to all property taxpayers of record in the Downtown Development District on Day____ Date ____ Month 2024 with postage prepaid by first class mail.

e. The notice of the schedule public hearing for the proposed additions and amendments to the Stockbridge Downtown Development Authority District and Tax Increment Financing Plan Development Plan was mailed by certified mail to the governing body of each taxing jurisdiction levying taxes that are subject to capture if the development plan or the tax increment financing plan is approved and amended. (List of Taxing jurisdictions certified mail was sent to is attached).

Heather Armstrong, Village Clerk

STATE OF MICHIGAN)

COUNTY OF INGHAM)Subscribed and sworn to before me this
____•____day of Month_____ 2024, by Heather Armstrong.

Heather below is a list of possible places where maybe the Public hearing notices could be displayed.

Jennifer and I will help with distributing them.

List of locations Public Hearing Notice were posted a minimum of 20 days prior to the Public Hearing.

1. Stockbridge Pharmacy
2. Muggs Bopp's
3. Eaton Community Bank
4. Village office
5. Stockbridge Township office
6. Ace Hardware
7. DG Market
8. Dolor General
9. Adiska Dental
10. Ingham County Library (Stockbridge Branch)

11. Shell Gass Station
12. M-53 Landscape
13. L&B Outlet
14. Positively Chiropractic
15. Sherry's Flower Shop
16. Abbott Filmore Insurance agency
17. Robs Pizza
18. Crafting Lovely
19. Post Office
20. Susan Pidd Realty
21. SAESA
- 22.



Village of Stockbridge
118 N. Center St, P.O. Box 155
Stockbridge, MI 49285
Ph. 517-851-7435
vosmi.org

July __, 2024

Bonnie Wohifert
Capital Region Airport Authority
4100 Capital City Blvd.
Lansing, MI 48906
(517) 886-3714 – phone
(517) 321-6197 – fax

The Recodified Tax Increment Financing Act 57 of 2018: article 125.4218 section 218. (1) requires that the Village of Stockbridge Downtown Development Authority (SDDA), when holding a public hearing to amend an existing Tax Increment Financing Plan (TIFD), notify by certified mail the Governing Body of each taxing jurisdiction levying taxes that would be subject to capture if the Development Plan or (TIFD) plan is approved.

The Village of Stockbridge Treasurer has identified the Capital Regional Airport Authority as a Governing Body so affected if the 2024 Plan Amendment is approved.

Therefore, be advised that the Stockbridge Village Council will hold a public hearing on the 5th day of August 2024, commencing at 7:00 p.m. in the Stockbridge Village Hall, located at 118 N. Center St., Stockbridge, MI. The purpose of this hearing is to discuss and potentially amend the 2024 Plan.

Take notice: The 2024 Plan Amendment includes a map of TIFD (Exhibit – A) and a legal description (Exhibit – H) of the Stockbridge Downtown Development Authority (TIFD) Plan. We invite the Capital Regional Airport Authority to review these documents and provide your valuable input. The plan can be reviewed using the Public Notice link on the Village of Stockbridge internet site vosmi.org. The plan is also available for public inspection from 9:00 a.m. to 12:30 p.m. Monday through Friday at the Village Office at 118 N. Center St., Stockbridge, MI. Interested parties are also invited to send a letter and/or email stating their opinions, position, or questions to the Village of Stockbridge, P.O. Box 155, Stockbridge, MI 49285, or via clerk@vosmi.org up to the meeting time.

Thank you,

Heather Armstrong
Village of Stockbridge Clerk



Village of Stockbridge
118 N. Center St, P.O. Box 155
Stockbridge, MI 49285
Ph. 517-851-7435
vosmi.org

**NOTICE OF PUBLIC HEARING FOR THE VILLAGE'S
2024 TAX INCREMENT FINANCING PLAN**

Take notice: A public hearing will be held on the 5th day of August 2024, commencing at 7:00 p.m., in the Stockbridge Village Hall, located at 118 N. Center Street, Stockbridge, Michigan, before the Stockbridge Village Council. The purpose of this hearing is to hear from interested persons concerning proposed additions and amendments to the 2022 TIFD Plan Amendment that will result in creating a new 2024 TIFD Plan Amendment. This is your opportunity to voice your opinions and concerns.

Please note that implementing the proposed additions and amendments to the Stockbridge Downtown Development Authority District and Tax Increment Financing Plan Development Plan does not increase property taxes.

Take notice: The boundaries of the Plan's Tax Increment Finance District (Development District) are outlined in the map contained on Page IV of the July 3, 1995, and legal description contained on pages 24-26 of the July 3, 1995 (both documents are also included as exhibit: A-Map and exhibit: H- Legal Description in the proposed 2024 Plan Amendment) and are not altered by this Amendment.

Take notice: The Tax increment financing district has two state highways in the development area, M-52 and M-106. Both enter the village from the south; M-52 exits the village to the west, and M-106 exits to the south and east. All major streets in the development area are paved.

Notice: The Stockbridge Downtown Development Authority, Tax Increment Financing District Plan can be reviewed on the Village of Stockbridge internet site vosmi.org. The home page provides a link to Public Notices and a copy of the proposed 2024 Plan amendment. The plan amendment is also available for public inspection from 9:00 a.m. to 1:00 p.m. Monday, Tuesday, Thursday, and Friday and Wednesday from 1:30 p.m. to 5:30 p.m. at the Village Office at 118 N. Center Street Stockbridge, Michigan. Interested parties are invited to send a letter and/or email stating their opinions, position, or questions to the Village of Stockbridge, P.O. Box 155, Stockbridge, MI 49285, or via clerk@vosmi.org up to the meeting time.

Take notice: At the public hearing, all aspects of the amendments to the Downtown Development Authority Tax Increment Financing and Development Plan will be discussed. The public hearing will provide an opportunity for interested persons to be heard who may submit written communications at or in advance of the hearing – The hearing shall provide the fullest opportunity for expression of opinion, argument on the merits, and introduction of documentary evidence under the revised Stockbridge Downtown Development Authority Tax Increment Financing Plan and Development Plan.

Gormley Law Offices, PLC
101 E. Grand River Avenue
Fowlerville, MI 48836
Phone: 517-223-3758

Invoice submitted to:

SDDA

Downtown Development Authority
 115 East Elizabeth Street P.O. Box 155
 Stockbridge, MI 49285-0155
 Email: jconant@stockbridgedda.org

Invoice # 50548

Invoice Date: 05/31/24
 Terms: Upon Receipt
 Services Through: 05/31/24

Date	Type	Service Summary	Hours/Qty	Rate	Amount
In Reference To: SDDA - 2024 Plan Amendment					
05/08/24	JLG	Prepare Property Transfer Documents & Resolution approving transfer of property	2.00	165.00	\$330.00T
05/15/24	ML	Email communication with Daryl re 2024 Plan Amendment and New Exhibits	0.30	90.00	\$27.00T
05/17/24	JLG	Review e-mail from Chair about notice of plan amendment and how to proceed and answer.	0.40	165.00	\$66.00T
05/30/24	JLG	Email communication to President, Jill Ogden, regarding (2) Original Quit Claim Deeds for property between SDDA and the Village	0.30	165.00	\$49.50T

Hours	3.00
Legal Services:	\$472.50
Legal Services Costs :	\$33.08
Invoice Amount:	\$505.58

Date	Type	Service Summary	Hours/Qty	Rate	Amount
In Reference To: SDDA - General					
05/08/24	JLG	Finalize the 2 deeds, 2 transfer affidavits, the Resolution and e-mail to Daryl on same for the May 23, 2024 meeting.	1.00	165.00	\$165.00T
05/22/24	JLG	Review agenda and packet for meeting.	0.80	165.00	\$132.00T
05/23/24	Appear	Appear at regular monthly meeting.	1.00	Flat	\$200.00T
05/23/24	JLG	PC with Chair about agenda items and how to process the two deeds to be executed tonight.	0.30	165.00 NC	\$0.00T

Hours	3.10
Legal Services:	\$497.00
Legal Services Costs :	\$34.79
Invoice Amount:	\$531.79

VENDOR _____
DATE _____
GL ACCOUNT _____

Total Hours:	6.10
Total Legal Services:	\$969.50
Total Legal Services Costs :	\$67.87
Total Invoice Amount:	\$1,037.37
Previous Balance:	\$1,876.78
Payments/Adjustments:	\$-1,876.78
Total Amount Due:	\$1,037.37

Payments/Adjustments

Date	Transaction Type	Description	Amount
05/17/24	Payment	Thank You	-1.876.78

Requirements for amending a TIFD Plan Amendment

125.4218 Ordinance approving or amending development plan or tax increment financing plan; public hearing; notice; record.

Sec. 218. (1) The governing body, before adoption of an ordinance approving or amending a development plan or approving or amending a tax increment financing plan, shall hold a public hearing on the development plan. Notice of the time and place of the hearing shall be given by publication twice in a newspaper of general circulation designated by the municipality, the first of which shall be not less than 20 days before the date set for the hearing. Notice of the hearing shall be posted in at least 20 conspicuous and public places in the downtown district not less than 20 days before the hearing. Notice shall also be mailed to all property taxpayers of record in the downtown district not less than 20 days before the hearing. Beginning June 1, 2005, the notice of hearing within the time frame described in this subsection shall be mailed by certified mail to the governing body of each taxing jurisdiction levying taxes that would be subject to capture if the development plan or the tax increment financing plan is approved or amended.

(2) Notice of the time and place of hearing on a development plan shall contain: a description of the proposed development area in relation to highways, streets, streams, or otherwise; a statement that maps, plats, and a description of the development plan, including the method of relocating families and individuals who may be displaced from the area, are available for public inspection at a place designated in the notice, and that all aspects of the development plan will be open for discussion at the public hearing; and other information that the governing body considers appropriate. At the time set for hearing, the governing body shall provide an opportunity for interested persons to be heard and shall receive and consider communications in writing with reference to the development plan. The hearing shall provide the fullest opportunity for expression of opinion, for argument on the merits, and for introduction of documentary evidence pertinent to the development plan. The governing body shall make and preserve a record of the public hearing, including all data presented thereat.

History: 2018, Act 57, Eff. Jan. 1, 2019.

Fri, Jun 21, 5:38 PM (1 day ago)

Daryl Anderson <danderson@stockbridgedda.org>

to Cole

So we seem to have a crack on top of a curve right at the edge of an embankment.

Please see attached photos .

What is the procedure for getting this crack repaired?

I walked the entire track and could not find any other cracks.

We are very happy with our pump track and have great plans for capitalizing on our investment. We hope to take advantage of having the only certifiable pump track in Michigan with holding an event.

Sincerely

Daryl Anderson

Chair Village of Stockbridge

Downtown Development Authority

3 Attachments • Scanned by Gmail



Fri, Jun 21, 5:42 PM (1 day ago)

Cole Beckham

to Wade, me

Hey Daryl,

Good to hear from you!

I'm going to Cc Wade Hilton in here to assist with a warranty claim. He should be able to get you fixed up.

Best,

Cole Beckham

Director of Design and Planning
American Ramp Company

cole@americanrampcompany.com

417.206.6816 x120

417.396.2058

americanrampcompany.com

601 McKinley
Joplin, MO 64801
Toll-free 877-RAMP-778
Local 417-206-6816
Fax 417-206-6888

sales@americanrampcompany.com



Warranty Statement

Velosolutions Asphalt Pumtrack

- **1-year limited on all asphalt surfaces**

Begins on the date of final project delivery or when the on-site work is complete, under the condition that the Velosolutions Asphalt Pumtrack has no defect in material and/or workmanship. Warranty items covered include:

1. Asphalt surface failure due to ineffective subgrade compaction.
2. Surface cracking greater than the width of two quarters.

Should purchaser believe American Ramp Company has failed to meet the terms of this warranty, they shall notify American Ramp Company, and American Ramp Company shall, at its sole discretion, repair or provide replacement parts. This warranty is exclusive and is in lieu of all other warranties, whether expressed, implied, or statutory.

Exceptions to Warranty

Asphalt by its inherent characteristics develop hairline checks, cracks, discolor, and stain, and therefore will not be covered by this warranty except when such checks or cracks exceed the thickness of two quarters. Damage caused by surface or subterranean drainage under or around said concrete or earth fill movement or expansive soil, explosions, wrecking, and the like. Damage caused by improper landscape drainage (not performed by American Ramp Company), stopped up drain, excessive humidity, or motorized vehicular traffic on asphalt surface. Damage caused by premature use of the concrete surface by foot traffic, furniture, equipment, or vehicles. Repairs required by normal wear, neglect, abuse, accident, vandalism, use of products other than the intended purpose, and acts of nature or God are not warranted. The warranty does not cover any modifications, additions, or changes to the Velosolutions Asphalt Pumtrack unless approved in writing by American Ramp Company.

Disclaimer of Consequential Damages

American Ramp Company shall not be held liable to purchaser, purchaser's customers, or other users of the product, or to anyone else for incidental, consequential or any other direct loss or damage or for lost profits or revenues of any kind, arising out of this agreement, whether in any action for or arising out of breach of contract, tort, fraud, or otherwise.

Safety

Velosolutions Asphalt Pumtrack surfaces should be inspected regularly by purchaser to ensure that it is safe and in good repair. Should the purchaser neglect any suggested maintenance, this warranty is rendered invalid. Purchaser assumes all liability for site location and any and all problems resulting from such placement (noise, vandalism, traffic, etc.).

Nothing contained herein shall be construed as extending or otherwise increasing or modifying the obligation of any surety of American Ramp Company, other than the one-year guarantee as to materials and workmanship provided by this surety with respect to any claim by purchaser for defective work or materials under applicable law. Surety's obligation shall be limited to that set forth in its agreement and American Ramp Company, and applicable law. Nothing contained herein shall be construed as establishing a contractual or other relationship between surety and purchaser.

Purchaser: _____

Representative: _____

Date: _____



Asphalt

INVOICE

June 06, 2024

Daryl Anderson

214 N. Williams St

Stockbridge, Mi. 49285

Request for reimbursement for printer and scanner services.

For years I have been using my personal printer for making up meeting packets and responding to correspondence , drafting ordinance, resolution, Plan amendments, agendas etc.

Yes, in some cases I could email or take the documents to the Village office and have them printed and copied but that takes more extra time that I don't have. I say more time because I'm in the Village office almost every day taking care of SDDA business .

The Village, with new management and new Village Clerk more the fulfill their clerical obligations for the SDDA.

Recently the Village has been furnishing me printer paper.

This month alone I printed over 241 documents which is more than the printer plan I have allowed without creating extra charges at 10 cents a page. My plan cost \$7.00 a month for 100 pages so this month I'm looking at a \$20.00 bill.

So, I'm requesting an annual reimbursement of \$200.00 for providing printing and scanning service and to cover wear and tear on my printer/ scanner.

Sincerely

Daryl Andrson

Chair of SDDA

June 06, 2024

Heather

Village Clerk

2023-2024 Settlement agreement between the SDDA and the Village of Stockbridge SDDA Fiscal year settlement spanning March 01, 2023, to February 28, 2024.

1. Based on the attached, the Village owes the DDA \$17,266.12 at 2/29/24 for previous year's DDA tax captures.
2. Based on SDDA Revenue sharing agreement paragraph(III -For March 1, 2023 - February 28, 2024, the amount of \$52,000.00 under the assumption that the duties outlined in Article II will begin March 1, 2023, and end February 28, 2024, (hereinafter, the "Shared Revenues"). The SDDA owes the Village \$52,000.
3. Based on previous Payments to the SDDA for reimbursement of TIFD captured Taxes with in the TIFD, the Village owes the SDDA a minimum of \$104,489, true amount still needs to be established . It is critical that the correct report is run!

I would like to complete the above transaction at your leisure.

I only write this document so I will not loose tract of what needs to happen.

Daryl Anderson

Chair SDDA

Attachments

Copy of email from **Cindy Scott Auditor**

Copy of Settlement statement prepared by Cindy Scott showing the Village owes SDDA \$17,266.12.

**Copy of
DDA/LDFA**

DDA Taxes Due from the Village

External

Inbox

Search for all messages with label Inbox

Remove label Inbox from this conversation



Cindy Scott

Wed, May 1,
7:42 AM

to clerk@vosmi.org, president@vosmi.org, me

Based on the attached, the Village owes the DDA \$17,266.12 at 2/29/24 for previous year's DDA tax captures.

For the Township, I am waiting to hear back from the Township, but I believe they still owe the DDA \$24,120 from the 2022 tax levy. The report they sent me says they paid over \$100,988.38 to the DDA for the 2022 taxes, but I can only trace through \$76,868 in payments in the bank statements (which ironically, that amount also matches the payment schedule the Township sent as well), so we need to figure out where that remaining \$24,120 went.

I will let you know when I hear back from them.

Cynthia R. Scott, CPA, CFE

Audit Partner ~ Certified Fraud Examiner

cynthias@scopc.com

Stephenson & Company, P.C.

203 S. Second Street

West Branch, MI 48661

(989) 345-0850 Phone

(989) 312-1101 Cell

(989) 345-4251 Fax

Village of Stockbridge

DDA Taxes

2/29/24

CRS
4/30/24

	Captured	Paid	Difference
2010	97,152.75	95,570.45	(1,582.30)
2011	88,454.78	90,736.49	2,281.71
2012	87,799.46	87,432.58	(366.88)
2013	80,611.82	82,131.36	1,519.54
2014	75,158.20	75,158.20	-
2015	64,662.05	64,662.05	-
2016	65,342.30	67,313.29	1,970.99
2017	67,292.31	67,292.31	-
2018	68,248.60	65,542.71	(2,705.89)
2019	68,465.47	65,727.73	(2,737.74)
2020	67,564.24	80,587.60	13,023.36
2021	68,793.73	95,285.47	26,491.74
2022	86,105.31	118,630.51	32,525.20
2023	97,353.36	-	(97,353.36)
2024	94,821.93	104,489.44	9,667.51

A/R & D/R at
2/28/23 - \$26,934

1,177,826.31 1,160,560.19 (17,266.12) TB-248

↳ Due to DDA at
2/29/24

Vendor Code Post Date	Vendor Name Activity	Inv/Check #	Description	Invoice Amt	Check Amt
SDD00	S.D.D.A.				
10/28/2008	INVOICE	2008	DDA REAL & PERSONAL TOTAL CAPTURED	94,946.57	
11/04/2008	CHECK	101 11814			94,946.57
10/29/2009	INVOICE	10202009	2009 SETTLEMENT	95,570.45	
11/04/2009	CHECK	101 12415			95,570.45
09/28/2010	INVOICE	2010	VILLAGE SETTLEMENT 2010	90,736.49	
10/12/2010	CHECK	101 12942			90,736.49
10/03/2011	INVOICE	2011	VILLAGE SETTLEMENT 2011	87,432.58	
10/03/2011	CHECK	101 13470			87,432.58
09/11/2012	INVOICE	2012 TAXES	2012 VILLAGE TAX PAYMENT	82,131.36	
09/11/2012	CHECK	101 1000113			82,131.36
10/29/2013	INVOICE	10292013	2013 VILLAGE TAX PAYMENT	75,158.20	
10/30/2013	CHECK	101 14560			75,158.20
10/16/2014	INVOICE	10/15/2014	DDA TAX PAYMENT	64,662.05	
10/16/2014	CHECK	101 15096			64,662.05
12/29/2015	INVOICE	2015 TAXES	2015 DDA TAX	67,313.29	
12/29/2015	CHECK	101 15740			67,313.29
01/13/2017	INVOICE	2016 TAXES-DDA	2016 TIF REAL & LOCAL PROPERTY TAXES TO DD	67,292.31	
01/13/2017	CHECK	101 16350			67,292.31
02/13/2018	INVOICE	2017 TAXES-DDA	2017 TIF REAL & LOCAL PROPERTY TAXES TO DD	65,542.71	
02/15/2018	CHECK	INDEP 17042			65,542.71
02/28/2019	INVOICE	2018 TAXES-DDA	2018 TIF REAL & LOCAL PROPERTY TAXES TO DD	65,727.73	
03/28/2019	CHECK	INDEP 17668			65,727.73
02/27/2020	INVOICE	2019 REIMB.	2019 REIMBURSEMENT	80,587.60	
02/27/2020	CHECK	INDEP 18222			80,587.60
09/24/2020	INVOICE	2020 STIPEND	2020 HMF STIPEND	2,000.00	
09/24/2020	CHECK	INDEP 18528			2,000.00
02/28/2021	INVOICE	2020 TAXES	2020 TAX DISBURSEMENT	95,285.47	
03/15/2021	CHECK	INDEP 18871			95,285.47
02/09/2022	INVOICE	2/9/2022	REIMBURSEMENT FOR CONSUMER ENERGY BILLS	122.26	
02/09/2022	CHECK	INDEP 19482			122.26
02/28/2022	INVOICE	2021 TAXES	2021 TAX DISBURSEMENT	118,630.51	
02/28/2022	INVOICE	8/31/2021 DEPOSIT	DEPOSIT REFUND-WRONG BANK USED	3,835.69	
02/28/2022	CHECK	INDEP 19506			118,630.51
03/08/2022	CHECK	INDEP 19518			3,835.69
11/11/2022	INVOICE	REIMBURSE	SKATE RAMP REIMBURSEMENT	50,000.00	
11/14/2022	CHECK	INDEP 19869			50,000.00
08/23/2023	INVOICE	8/23/2023	DDA TAX PAYMENT	104,489.44	
08/23/2023	CHECK	STATE 21356			104,489.44
Total:				1,311,464.71	1,311,464.71
Net of 19 Invoices / 19 Checks					
Grand Total 19 invoices and 19 checks f				1,311,464.71	1,311,464.71

10/24/2023
10:00 AM

DDA/LDFA Report (Detail) FOR VILLAGE OF STOCKBRIDGE

Page: 1/2
DB: Vill2009

All Records
Special Population: Ad Valorem+Special Acts
Village, Real & Personal Property
DDA/LDFA Chosen: *ALL DDA/LDFA*, Adjusted Values (All Adjustments Included)
Include: All Parcels

2009

PARCEL INFORMATION	TAX HEADING	TAX BILLED	CAPTURED TAX	NET TOTAL	
-----DDA/LDFA: DDA-----		-----DDA/LDFA: DDA-----			
TOTAL PARCELS:	282	OPERATING	110,842.51	81,901.27	28,941.24
TAXABLE VALUE:	10,320,605	LOCAL STREET	20,640.88	15,251.48	5,389.40
BASE VALUE:	2,694,700	MILLAGE SPECIALS	0.00	0.00	0.00
CAPTURED VALUE:	7,625,905	TOTALS----->	131,483.39	97,152.75	34,330.64
		-----CAPTURED TAXES BREAKDOWN-----			
PRE/MBT TAXABLE:	2,633,614	POSITIVE CAPTURE		NEGATIVE CAPTURE	
NON PRE/MBT TAXABLE:	7,686,991	OPERATING	91,301.58	-9,400.31	
PRE/MBT CAPTURED:	1,793,114	LOCAL STREET	17,001.98	-1,750.50	
NON-PRE/MBT CAPTURED:	5,832,791	MILLAGE SPECIALS	0.00	0.00	
COM. PERS. TAXABLE:	1,047,700	TOTALS----->	108,303.56	-11,150.81	
IND. PERS. TAXABLE:	220,600				
SPEC. ACT PERS. TAXABLE:	0				
COM. PERS. CAPTURED:	597,400				
IND. PERS. CAPTURED:	220,600				
SPEC. ACT PERS. CAPTURED:	0				

10/24/2023
10:02 AM

DDA/LDFA Report (Detail) FOR VILLAGE OF STOCKBRIDGE

Page: 1/2
DB: Vill2010

All Records
Special Population: Ad Valorem+Special Acts
Village, Real & Personal Property
DDA/LDFA Chosen: *ALL DDA/LDFA*, Adjusted Values (All Adjustments Included)
Include: All Parcels

2010

PARCEL INFORMATION	TAX HEADING	TAX BILLED	CAPTURED TAX	NET TOTAL	
-----DDA/LDFA: DDA-----		-----DDA/LDFA: DDA-----			
TOTAL PARCELS:	280	OPERATING	102,231.91	74,568.72	27,663.19
TAXABLE VALUE:	9,518,867	LOCAL STREET	19,037.46	13,886.06	5,151.40
BASE VALUE:	2,575,700	MILLAGE SPECIALS	0.00	0.00	0.00
CAPTURED VALUE:	6,943,167	TOTALS----->	121,269.37	88,454.78	32,814.59
PRE/MBT TAXABLE: 2,026,366		-----CAPTURED TAXES BREAKDOWN-----			
NON PRE/MBT TAXABLE: 7,492,501		POSITIVE CAPTURE NEGATIVE CAPTURE			
PRE/MBT CAPTURED:	1,328,066	OPERATING	82,831.22	-8,262.50	
NON-PRE/MBT CAPTURED:	5,615,101	LOCAL STREET	15,424.67	-1,538.61	
COM. PERS. TAXABLE:	795,600	MILLAGE SPECIALS	0.00	0.00	
IND. PERS. TAXABLE:	4,900	TOTALS----->	98,255.89	-9,801.11	
SPEC. ACT PERS. TAXABLE:	0				
COM. PERS. CAPTURED:	464,300				
IND. PERS. CAPTURED:	4,900				
SPEC. ACT PERS. CAPTURED:	0				

10/24/2023
10:04 AM

DDA/LDFA Report (Detail) FOR VILLAGE OF STOCKBRIDGE

Page: 1/2
DB: Vill12011

All Records
Special Population: Ad Valorem+Special Acts
Village, Real & Personal Property
DDA/LDFA Chosen: *ALL DDA/LDFA*, Adjusted Values (All Adjustments Included)
Include: All Parcels

2011

PARCEL INFORMATION	TAX HEADING	TAX BILLED	CAPTURED TAX	NET TOTAL	
-----DDA/LDFA: DDA-----					
TOTAL PARCELS:	229	OPERATING	100,073.69	74,016.21	26,057.48
TAXABLE VALUE:	9,317,916	LOCAL STREET	18,635.65	13,783.25	4,852.40
BASE VALUE:	2,426,200	MILLAGE SPECIALS	0.00	0.00	0.00
CAPTURED VALUE:	6,891,716	TOTALS----->	118,709.34	87,799.46	30,909.88
-----CAPTURED TAXES BREAKDOWN-----					
PRE/MBT TAXABLE:	1,910,916	POSITIVE CAPTURE			NEGATIVE CAPTURE
NON PRE/MBT TAXABLE:	7,407,000	OPERATING	80,649.82	-6,633.61	
PRE/MBT CAPTURED:	1,364,141	LOCAL STREET	15,018.55	-1,235.30	
NON-PRE/MBT CAPTURED:	5,527,575	MILLAGE SPECIALS	0.00	0.00	
COM. PERS. TAXABLE:	806,900	TOTALS----->	95,668.37	-7,868.91	
IND. PERS. TAXABLE:	5,400				
SPEC. ACT PERS. TAXABLE:	0				
COM. PERS. CAPTURED:	625,100				
IND. PERS. CAPTURED:	5,400				
SPEC. ACT PERS. CAPTURED:	0				

10/24/2023
10:16 AM

DDA/LDFA Report (Detail) FOR VILLAGE OF STOCKBRIDGE

Page: 1/2
DB: V1112012

All Records
Special Population: Ad Valorem+Special Acts
Village, Real & Personal Property
DDA/LDFA Chosen: *ALL DDA/LDFA*, Adjusted Values (All Adjustments Included)
Include: All Parcels

2012

PARCEL INFORMATION	TAX HEADING	TAX BILLED	CAPTURED TAX	NET TOTAL
-----DDA/LDFA: DDA-----		-----DDA/LDFA: DDA-----		
TOTAL PARCELS: 230	OPERATING	94,014.40	67,956.85	26,057.55
TAXABLE VALUE: 8,753,732	LOCAL STREET	17,507.37	12,654.97	4,852.40
BASE VALUE: 2,426,200	MILLAGE SPECIALS	0.00	0.00	0.00
CAPTURED VALUE: 6,327,532	TOTALS----->	111,521.77	80,611.82	30,909.95
-----CAPTURED TAXES BREAKDOWN-----				
PRE/MBT TAXABLE: 1,642,484			POSITIVE CAPTURE	NEGATIVE CAPTURE
NON PRE/MBT TAXABLE: 7,111,248				
PRE/MBT CAPTURED: 1,109,509	OPERATING	75,682.59	-7,725.74	
NON-PRE/MBT CAPTURED: 5,218,023	LOCAL STREET	14,093.64	-1,438.67	
COM. PERS. TAXABLE: 651,576	MILLAGE SPECIALS	0.00	0.00	
IND. PERS. TAXABLE: 5,400	TOTALS----->	89,776.23	-9,164.41	
SPEC. ACT PERS. TAXABLE: 0				
COM. PERS. CAPTURED: 469,776				
IND. PERS. CAPTURED: 5,400				
SPEC. ACT PERS. CAPTURED: 0				

10/24/2023
10:18 AM

DDA/LDFA Report (Detail) FOR VILLAGE OF STOCKBRIDGE

Page: 1/2
DB: Vill12013

All Records
Special Population: Ad Valorem+Special Acts
Village, Real & Personal Property
DDA/LDFA Chosen: *ALL DDA/LDFA*, Adjusted Values (All Adjustments Included)
Include: All Parcels

2013

PARCEL INFORMATION

TAX HEADING

TAX BILLED

CAPTURED TAX

NET TOTAL

-----DDA/LDFA: DDA-----

-----DDA/LDFA: DDA-----

TOTAL PARCELS:	230	OPERATING	89,416.97	63,359.40	26,057.57
TAXABLE VALUE:	8,325,664	LOCAL STREET	16,651.20	11,798.80	4,852.40
BASE VALUE:	2,426,200	MILLAGE SPECIALS	0.00	0.00	0.00
CAPTURED VALUE:	5,899,464	TOTALS----->	106,068.17	75,158.20	30,909.97

-----CAPTURED TAXES BREAKDOWN-----

PRE/MBT TAXABLE: 1,727,976
NON PRE/MBT TAXABLE: 6,597,688

POSITIVE CAPTURE NEGATIVE CAPTURE

PRE/MBT CAPTURED: 1,133,301
NON-PRE/MBT CAPTURED: 4,766,163

OPERATING	70,813.47	-7,454.07
LOCAL STREET	13,186.88	-1,388.08
MILLAGE SPECIALS	0.00	0.00
TOTALS----->	84,000.35	-8,842.15

COM. PERS. TAXABLE: 712,850
IND. PERS. TAXABLE: 5,400
SPEC. ACT PERS. TAXABLE: 0

COM. PERS. CAPTURED: 531,050
IND. PERS. CAPTURED: 5,400
SPEC. ACT PERS. CAPTURED: 0

10/24/2023
10:22 AM

DDA/LDFA Report (Detail) FOR VILLAGE OF STOCKBRIDGE

All Records
Special Population: Ad Valorem+Special Acts
Village, Real & Personal Property
DDA/LDFA Chosen: *ALL DDA/LDFA*, Adjusted Values (All Adjustments Included)
Include: All Parcels

2014



PARCEL INFORMATION

TAX HEADING

TAX BILLED

CAPTURED TAX

NET TOTAL

-----DDA/LDFA: DDA-----

-----DDA/LDFA: DDA-----

TOTAL PARCELS: 230
TAXABLE VALUE: 7,501,793
BASE VALUE: 2,426,200
CAPTURED VALUE: 5,075,593

OPERATING 80,568.68 54,511.15 26,057.53
LOCAL STREET 15,003.30 10,150.90 4,852.40
MILLAGE SPECIALS 0.00 0.00 0.00
TOTALS-----> 95,571.98 64,662.05 30,909.93

-----CAPTURED TAXES BREAKDOWN-----

PRE/MBT TAXABLE: 1,359,818
NON PRE/MBT TAXABLE: 6,141,975

POSITIVE CAPTURE NEGATIVE CAPTURE

PRE/MBT CAPTURED: 765,143
NON-PRE/MBT CAPTURED: 4,310,450

OPERATING 63,041.64 -8,530.49
LOCAL STREET 11,739.43 -1,588.53
MILLAGE SPECIALS 0.00 0.00
TOTALS-----> 74,781.07 -10,119.02

COM. PERS. TAXABLE: 384,150
IND. PERS. TAXABLE: 0
SPEC. ACT PERS. TAXABLE: 0

COM. PERS. CAPTURED: 248,550
IND. PERS. CAPTURED: 0
SPEC. ACT PERS. CAPTURED: 0

All Records
Special Population: Ad Valorem+Special Acts
Village, Real & Personal Property
DDA/LDFA Chosen: *ALL DDA/LDFA*, Adjusted Values (All Adjustments Included)
Include: All Parcels

2015

PARCEL INFORMATION	TAX HEADING	TAX BILLED	CAPTURED TAX	NET TOTAL	
-----DDA/LDFA: DDA-----		-----DDA/LDFA: DDA-----			
TOTAL PARCELS:	285	OPERATING	82,803.79	55,084.68	27,719.11
TAXABLE VALUE:	7,709,906	LOCAL STREET	15,419.42	10,257.62	5,161.80
BASE VALUE:	2,580,900	MILLAGE SPECIALS	0.00	0.00	0.00
CAPTURED VALUE:	5,129,006	TOTALS----->	98,223.21	65,342.30	32,880.91
-----CAPTURED TAXES BREAKDOWN-----					
PRE/MBT TAXABLE:	1,378,738	POSITIVE CAPTURE			NEGATIVE CAPTURE
NON PRE/MBT TAXABLE:	6,331,168	OPERATING	65,019.43	-9,934.75	
PRE/MBT CAPTURED:	660,763	LOCAL STREET	12,107.64	-1,850.02	
NON-PRE/MBT CAPTURED:	4,468,243	MILLAGE SPECIALS	0.00	0.00	
COM. PERS. TAXABLE:	400,250	TOTALS----->	77,127.07	-11,784.77	
IND. PERS. TAXABLE:	0				
SPEC. ACT PERS. TAXABLE:	0				
COM. PERS. CAPTURED:	109,950				
IND. PERS. CAPTURED:	0				
SPEC. ACT PERS. CAPTURED:	0				

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DDA/LDFA Report (Detail) FOR VILLAGE OF STOCKBRIDGE

Page: 1/2
DB: Vill12016

All Records
Special Population: Ad Valorem+Special Acts
Village, Real & Personal Property
DDA/LDFA Chosen: *ALL DDA/LDFA*, Adjusted Values (All Adjustments Included)
Include: All Parcels

2016

PARCEL INFORMATION	TAX HEADING	TAX BILLED	CAPTURED TAX	NET TOTAL
-----DDA/LDFA: DDA-----				
TOTAL PARCELS:				
TAXABLE VALUE:				
BASE VALUE:				
CAPTURED VALUE:				
		-----DDA/LDFA: DDA-----		
	OPERATING	82,786.18	56,728.62	26,057.56
	LOCAL STREET	15,416.09	10,563.69	4,852.40
	MILLAGE SPECIALS	0.00	0.00	0.00
	TOTALS----->	98,202.27	67,292.31	30,909.96
		-----CAPTURED TAXES BREAKDOWN-----		
			POSITIVE CAPTURE	NEGATIVE CAPTURE
	OPERATING		65,240.58	-8,511.96
	LOCAL STREET		12,148.79	-1,585.10
	MILLAGE SPECIALS		0.00	0.00
	TOTALS----->		77,389.37	-10,097.06
PRE/MBT TAXABLE:				
NON PRE/MBT TAXABLE:				
PRE/MBT CAPTURED:				
NON-PRE/MBT CAPTURED:				
COM. PERS. TAXABLE:				
IND. PERS. TAXABLE:				
SPEC. ACT PERS. TAXABLE:				
COM. PERS. CAPTURED:				
IND. PERS. CAPTURED:				
SPEC. ACT PERS. CAPTURED:				

All Records
Special Population: Ad Valorem+Special Acts
Village, Real & Personal Property
DDA/LDFA Chosen: *ALL DDA/LDFA*, Adjusted Values (All Adjustments Included)
Include: All Parcels

2017

PARCEL INFORMATION	TAX HEADING	TAX BILLED	CAPTURED TAX	NET TOTAL	
-----DDA/LDFA: DDA-----		-----DDA/LDFA: DDA-----			
TOTAL PARCELS:	230	OPERATING	83,592.29	57,534.77	26,057.52
TAXABLE VALUE:	7,783,319	LOCAL STREET	15,566.23	10,713.83	4,852.40
BASE VALUE:	2,426,200	MILLAGE SPECIALS	0.00	0.00	0.00
CAPTURED VALUE:	5,357,119	TOTALS----->	99,158.52	68,248.60	30,909.92
		-----CAPTURED TAXES BREAKDOWN-----			
PRE/MBT TAXABLE:	1,416,361	POSITIVE CAPTURE		NEGATIVE CAPTURE	
NON PRE/MBT TAXABLE:	6,366,958	OPERATING	66,182.00	-8,647.23	
PRE/MBT CAPTURED:	842,686	LOCAL STREET	12,324.10	-1,610.27	
NON-PRE/MBT CAPTURED:	4,514,433	MILLAGE SPECIALS	0.00	0.00	
COM. PERS. TAXABLE:	348,000	TOTALS----->	78,506.10	-10,257.50	
IND. PERS. TAXABLE:	0				
SPEC. ACT PERS. TAXABLE:	0				
COM. PERS. CAPTURED:	212,400				
IND. PERS. CAPTURED:	0				
SPEC. ACT PERS. CAPTURED:	0				

All Records
Special Population: Ad Valorem+Special Acts
Village, Real & Personal Property
DDA/LDFA Chosen: *ALL DDA/LDFA*, Adjusted Values (All Adjustments Included)
Include: All Parcels

2018

PARCEL INFORMATION	TAX HEADING	TAX BILLED	CAPTURED TAX	NET TOTAL	
-----DDA/LDFA: DDA-----		-----DDA/LDFA: DDA-----			
TOTAL PARCELS:	230	OPERATING	83,775.00	57,717.55	26,057.45
		LOCAL STREET	15,600.32	10,747.92	4,852.40
TAXABLE VALUE:	7,800,340	MILLAGE SPECIALS	0.00	0.00	0.00
BASE VALUE:	2,426,200	TOTALS----->	99,375.32	68,465.47	30,909.85
CAPTURED VALUE:	5,374,140				
		-----CAPTURED TAXES BREAKDOWN-----			
PRE/MBT TAXABLE:	1,412,692				
NON PRE/MBT TAXABLE:	6,387,648				
			POSITIVE CAPTURE	NEGATIVE CAPTURE	
PRE/MBT CAPTURED:	820,017	OPERATING	66,330.93	-8,613.38	
NON-PRE/MBT CAPTURED:	4,554,123	LOCAL STREET	12,351.89	-1,603.97	
		MILLAGE SPECIALS	0.00	0.00	
COM. PERS. TAXABLE:	350,500	TOTALS----->	78,682.82	-10,217.35	
IND. PERS. TAXABLE:	0				
SPEC. ACT PERS. TAXABLE:	0				
COM. PERS. CAPTURED:	214,900				
IND. PERS. CAPTURED:	0				
SPEC. ACT PERS. CAPTURED:	0				

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DDA/LDFA Report (Detail) FOR VILLAGE OF STOCKBRIDGE

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DB: Vill2019

All Records
Special Population: Ad Valorem+Special Acts
Village, Real & Personal Property
DDA/LDFA Chosen: *ALL DDA/LDFA*, Adjusted Values (All Adjustments Included)
Include: All Parcels

2019

PARCEL INFORMATION	TAX HEADING	TAX BILLED	CAPTURED TAX	NET TOTAL
-----DDA/LDFA: DDA-----		-----DDA/LDFA: DDA-----		
TOTAL PARCELS: 230	OPERATING	83,008.93	56,957.85	26,051.08
TAXABLE VALUE: 7,729,000	LOCAL STREET	15,457.59	10,606.39	4,851.20
BASE VALUE: 2,425,600	MILLAGE SPECIALS	0.00	0.00	0.00
CAPTURED VALUE: 5,303,400	TOTALS----->	98,466.52	67,564.24	30,902.28
PRE/MBT TAXABLE: 1,500,832		-----CAPTURED TAXES BREAKDOWN-----		
NON PRE/MBT TAXABLE: 6,228,168		POSITIVE CAPTURE NEGATIVE CAPTURE		
PRE/MBT CAPTURED: 916,257	OPERATING	65,541.69	-8,583.84	
NON-PRE/MBT CAPTURED: 4,387,143	LOCAL STREET	12,204.85	-1,598.46	
COM. PERS. TAXABLE: 385,900	MILLAGE SPECIALS	0.00	0.00	
IND. PERS. TAXABLE: 0	TOTALS----->	77,746.54	-10,182.30	
SPEC. ACT PERS. TAXABLE: 0				
COM. PERS. CAPTURED: 204,100				
IND. PERS. CAPTURED: 0				
SPEC. ACT PERS. CAPTURED: 0				

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DDA/LDFA Report (Detail) FOR VILLAGE OF STOCKBRIDGE

Page: 1/2
DB: Vill12020

All Records
Special Population: Ad Valorem+Special Acts
Village, Real & Personal Property
DDA/LDFA Chosen: *ALL DDA/LDFA*, Adjusted Values (All Adjustments Included)
Include: All Parcels

2020

PARCEL INFORMATION	TAX HEADING	TAX BILLED	CAPTURED TAX	NET TOTAL	
-----DDA/LDFA: DDA-----					
TOTAL PARCELS:	232	OPERATING	84,045.36	57,994.27	26,051.09
TAXABLE VALUE:	7,825,505	LOCAL STREET	15,650.66	10,799.46	4,851.20
BASE VALUE:	2,425,600	MILLAGE SPECIALS	0.00	0.00	0.00
CAPTURED VALUE:	5,399,905	TOTALS----->	99,696.02	68,793.73	30,902.29
-----CAPTURED TAXES BREAKDOWN-----					
PRE/MBT TAXABLE:	1,536,863	POSITIVE CAPTURE			NEGATIVE CAPTURE
NON PRE/MBT TAXABLE:	6,288,642	OPERATING	66,722.93	-8,728.66	
PRE/MBT CAPTURED:	937,588	LOCAL STREET	12,424.88	-1,625.42	
NON-PRE/MBT CAPTURED:	4,462,317	MILLAGE SPECIALS	0.00	0.00	
COM. PERS. TAXABLE:	346,200	TOTALS----->	79,147.81	-10,354.08	
IND. PERS. TAXABLE:	0				
SPEC. ACT PERS. TAXABLE:	0				
COM. PERS. CAPTURED:	164,400				
IND. PERS. CAPTURED:	0				
SPEC. ACT PERS. CAPTURED:	0				

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DDA/LDFA Report (Detail) FOR VILLAGE OF STOCKBRIDGE

Page: 1/2
DB: Vill12021

All Records
Special Population: Ad Valorem+Special Acts
Village, Real & Personal Property
DDA/LDFA Chosen: *ALL DDA/LDFA*, Adjusted Values (All Adjustments Included)
Include: All Parcels

2021



PARCEL INFORMATION

TAX HEADING TAX BILLED CAPTURED TAX NET TOTAL

-----DDA/LDFA: DDA-----

-----DDA/LDFA: DDA-----

TOTAL PARCELS:	234	OPERATING	91,779.18	63,884.78	27,894.40
TAXABLE VALUE:	7,980,838	LOCAL STREET	31,922.93	22,220.53	9,702.40
BASE VALUE:	2,425,600	MILLAGE SPECIALS	0.00	0.00	0.00
CAPTURED VALUE:	5,555,238	TOTALS----->	123,702.11	86,105.31	37,596.80

-----CAPTURED TAXES BREAKDOWN-----

		POSITIVE CAPTURE	NEGATIVE CAPTURE
PRE/MBT TAXABLE:	1,554,325		
NON PRE/MBT TAXABLE:	6,426,513		
PRE/MBT CAPTURED:	960,450	OPERATING	73,251.18
NON-PRE/MBT CAPTURED:	4,594,788	LOCAL STREET	25,478.41
COM. PERS. TAXABLE:	327,200	MILLAGE SPECIALS	0.00
IND. PERS. TAXABLE:	0	TOTALS----->	98,729.59
SPEC. ACT PERS. TAXABLE:	0		-9,366.40
COM. PERS. CAPTURED:	145,400		-3,257.88
IND. PERS. CAPTURED:	0		0.00
SPEC. ACT PERS. CAPTURED:	0		-12,624.28

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DDA/LDFA Report (Detail) FOR VILLAGE OF STOCKBRIDGE

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DB: Vill2023

All Records
Special Population: Ad Valorem+Special Acts
Village, Real & Personal Property
DDA/LDFA Chosen: *ALL DDA/LDFA*, Adjusted Values (All Adjustments Included)
Include: All Parcels

2022

PARCEL INFORMATION

TAX HEADING TAX BILLED CAPTURED TAX NET TOTAL

-----DDA/LDFA: DDA-----

-----DDA/LDFA: DDA-----

TOTAL PARCELS:	233	OPERATING	95,382.68	67,759.74	27,622.94
TAXABLE VALUE:	8,375,766	LOCAL STREET	35,376.95	25,131.54	10,245.41
BASE VALUE:	2,425,600	CEMETERY	6,281.33	4,462.08	1,819.25
CAPTURED VALUE:	5,950,166	MILLAGE SPECIALS	0.00	0.00	0.00
		TOTALS----->	137,040.96	97,353.36	39,687.60

-----CAPTURED TAXES BREAKDOWN-----

PRE/MBT TAXABLE:	1,594,992				
NON PRE/MBT TAXABLE:	6,780,774				
PRE/MBT CAPTURED:	978,717				
NON-PRE/MBT CAPTURED:	4,971,449				
COM. PERS. TAXABLE:	268,900				
IND. PERS. TAXABLE:	0				
SPEC. ACT PERS. TAXABLE:	0				
COM. PERS. CAPTURED:	133,600				
IND. PERS. CAPTURED:	0				
SPEC. ACT PERS. CAPTURED:	0				

		OPERATING	77,288.87	-9,529.13
		LOCAL STREET	28,666.02	-3,534.48
		CEMETERY	5,089.72	-627.64
		MILLAGE SPECIALS	0.00	0.00
		TOTALS----->	111,044.61	-13,691.25

All Records

Special Population: Ad Valorem+Special Acts

Village, Real & Personal Property

DDA/LDFA Chosen: *ALL DDA/LDFA*, Adjusted Values (All Adjustments Included)

Include: All Parcels

2023

PARCEL INFORMATION	TAX HEADING	TAX BILLED	CAPTURED TAX	NET TOTAL	
-----DDA/LDFA: DDA-----		-----DDA/LDFA: DDA-----			
TOTAL PARCELS:	288	OPERATING	95,382.68	65,997.90	29,384.78
TAXABLE VALUE:	8,375,766	LOCAL STREET	35,376.95	24,478.03	10,898.92
BASE VALUE:	2,580,300	CEMETERY	6,281.33	4,346.00	1,935.33
CAPTURED VALUE:	5,795,466	MILLAGE SPECIALS	0.00	0.00	0.00
		TOTALS----->	137,040.96	94,821.93	42,219.03
PRE/MBT TAXABLE: 1,594,992		-----CAPTURED TAXES BREAKDOWN-----			
NON PRE/MBT TAXABLE: 6,780,774		POSITIVE CAPTURE NEGATIVE CAPTURE			
PRE/MBT CAPTURED:	824,017	OPERATING	77,288.87	-11,290.97	
NON-PRE/MBT CAPTURED:	4,971,449	LOCAL STREET	28,666.02	-4,187.99	
COM. PERS. TAXABLE:	268,900	CEMETERY	5,089.72	-743.72	
IND. PERS. TAXABLE:	0	MILLAGE SPECIALS	0.00	0.00	
SPEC. ACT PERS. TAXABLE:	0	TOTALS----->	111,044.61	-16,222.68	
COM. PERS. CAPTURED:	-21,100				
IND. PERS. CAPTURED:	0				
SPEC. ACT PERS. CAPTURED:	0				



Invoice #3540

We appreciate your business.

Customer

Stockbridge DDA
Stockbridge DDA
danderson@stockbridgedda.org
305 West Elizabeth St.
Stockbridge , Michigan 49285

Invoice Details

PDF created June 4, 2024
\$3,021.00

Payment

Due June 3, 2024
\$3,021.00

Items	Quantity	Price	Amount
light Pole Banners	38	\$75.00	\$2,850.00
Subtotal			\$2,850.00
Michigan t=Tax			\$171.00

Total Paid

\$3,021.00

Payments

Jun 4, 2024 (Visa 6461)

\$3,021.00



View online

To view your invoice go to <https://squareup.com/u/wsb8a0Q1>

Or open the camera on your mobile device and place the QR code in the camera's view.

Daryl,

Are you interested enough in trying to get an Aldi to locate in Stockbridge that you might want to meet with me and brainstorm some ideas?

- 1) Geri Uihleine said that she talked with a female representative of Aldi about the old grocery store location and the representative did not seem to be interested.
- 2) I asked Geri for the reps contact information and she said it was confidential as a realtor.
- 3) Aldi has a main division warehouse in Webberville--the Webberville Division.
- 4) It seems to me that Stockbridge is an ideal location with M-52 running through it, with the need of 6 surrounding townships also in need, with the warehouse just down the road, etc.
- 5) The contact person for the Michigan region regarding real-estate requirements and opportunities is Andrew Shaw 517-984-0126 Andrew.Shaw@aldi.us.
- 6) I think that with the new Tractor Supply in town, the new Health Center hopefully about to be built, the support of some of the Village and Township leaders, we should be able to provide enough incentives to make Stockbridge a really prime target for one of the 800 new stores they want to open.

Want to meet and talk? Should we include CG Lantis and Jill Ogden just to brainstorm or do you already have folks thinking about this?

I'm interested.

Ginny

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Property Requirements

With more than 2,000 stores in 36 states, ALDI is always looking for new places to continue our aggressive expansion plans, and we're looking for the best locations available. We are very particular about our locations, because we want to be conveniently based where ALDI shoppers are located.

ALDI continues to be recognized as one of America's top three favorite grocery stores, according to an independent survey of US consumers conducted by Market Force Information. ALDI has also been named the Best Value among US grocery stores.

If you currently have or know of an available location that meets the criteria below and would like to submit it for consideration, please mail or email the information requested below directly to the contact person in your region.

1. Site plan
2. Property boundary information
3. City map with property marked on the map
4. Your contact information
5. If available, aerial photography

Specific location criteria:

- ±22,000 square feet with a minimum of 95 dedicated parking spaces
- 2.5 acre pads for purchase and development
- End-cap or inline space with minimum of 103' of frontage
- Signalized, full access intersection preferred
- Dense trade area population within 3 miles
- Sites located in community and regional shopping districts with convenient access to population
- Sites zoned to allow grocery use
- Daily traffic count in excess of 20,000 vehicles per day

*Consumers view ALDI as the Best Value among leading grocers, according to Market Force Information.

View our [Real Estate brochure](#) with more information and sample site plans.

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[As one of the nation's fastest-growing grocers, we are bringing great products at the lowest prices to even more communities.](#)

Real Estate Opportunities



Why ALDI Makes a Great Fit in Your Community

We are one of the fastest growing retailers in the US. As we expand, we want to make a positive impact on our local economies.

Note that by starting the video data will be transmitted to the video service provider. Further information can be found here: <https://www.jwplayer.com/privacy/>.

ALDI can make a difference in your community in three ways:

- We offer employees market-leading wages and benefits.
- We're committed to sustainability with our environmentally friendly building materials and stores.
- We give back to the community through product and financial donations.



Available Properties

We're committed to our customers—and that's why we're welcomed in their communities.

[Learn More](#)



Property Requirements

With more than 2,000 stores in 36 states, we are always looking for new places to bring our stores.

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